

SITE EVALUATION MATRIX

Municipality: _____

Individual Completing SEM: _____

Property Address: _____

IHCDA Award Sought: \$15,000 or \$25,000

BLOCK ONE				
CATEGORY	Twenty Points	Fifteen Points	Ten Points	Five Points
Habitability of Property	Property is not habitable. Property has severe structural damage, lacks windows and/or doors and/or lacks utilities	Property could be made habitable with major repairs and restoration of utilities. Utility lines, meters and/or pipes may need/ installed and/ or replaced before utilities may be restored.	Property could be made habitable with the minor repairs and the restoration of utilities. Necessary equipment to restore utilities is believed to be in place	Property is believed to be habitable
Structural Damage	The property has been condemned due to extensive fire, water and/ or water structural damage. It is not possible to board the structure and/ or restrict access	The property has been condemned at least in part due to structural issues such as a severely damaged roof, exterior wall and/or foundation	An ordinance, code violation and/or fine has been levied against the structure due to necessary foundation and roof repairs	An ordinance, code violation and/or fine has been levied against the structure due to necessary door, window, repairs or costs for boarding the structure
Location of Property	Property is within one mile of a Brown Site and/ or property is within three blocks of a public facility (school, public park, library or community center) and/or property itself is a hazardous site	Property is located within six blocks of a public facility (school, public park, or community center	Property is located within one mile of a public facility (school, public park, or community center)	Property is in excess of one mile but less than two miles from a Brown Site, public facility (school, public park, or community center)
Occupation	The structure is vacant	The structure is occupied; however, the occupation is believed to be illegal	The structure is occupied by a tenant with a lease or a party purchasing the structure on land contract	The structure is owner occupied
End Use	An end use of the vacant lot has been determined. The end use is _____ The end use is supported in a current and approved Comprehensive, Community Revitalization or Neighborhood Plan. Organizations have agreed to facilitate the end use	An end use of the vacant lot has been determined. The end use is _____ Organizations willing to facilitate the end use have been identified	An end use of the vacant lot has been determined. The end use is _____ Organizations are being sought to facilitate the end use	The end use of the vacant lot has not been determined

BLOCK ONE SCORE _____ of 100				
BLOCK TWO				
CATAGORY	Eight Points	Six Points	Four Points	Two Points
Property Taxes	The land and structural improvements are eligible for tax sale	Two property tax installments are past due	One property tax installment is past due	Taxes are current
Lead Based Paint	An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of lead based paint throughout the structure	An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of lead based paint in a portion of the structure	An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of lead based paint	Lead based paint was noted and remedial measures have been undertaken
Mold	An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of mold throughout the structure	An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of mold in a portion of the structure	An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of mold	Mold was noted in the structure and remedial measures have been undertaken
Asbestos	The structure is believed to have chemical contamination and/ or asbestos installation throughout. Asbestos siding and/ or roofing is also present	Chemical contamination and/ or asbestos installation is believed to be present in over half of the structure	Chemical contamination and/ or asbestos installation is believed to be present in a minimal portion of the structure	Chemical contamination and / or asbestos is not believed to be present
BLOCK TWO SCORE _____ of 32				
BLOCK THREE				
CATAGORY	NO MAXIMUM SCORE	NO MAXIMUM SCORE	NO MAXIMUM SCORE	TWENTY POINTS OR NO POINTS
Public Safety	Assess three points for every police, fire and/ or emergency run to the property in the last calendar year	Assess two points for every work order or citation for nonlegal or impermissible use assessed against the property	Assess one point for every verifiable report and/ or community grievance concerning the condition of the property	Assess twenty points if the structure has been contaminated due to the manufacture of methamphetamine or another illegal drug

Community Partners	An NFP, CDC, community partner or other entity has been identified for this project. The partner will be contributing funds and/ or services toward the demolition of the structure Add five points for every identified partner	An NFP, CDC, community partner or other entity has been identified for this project. The partner will be contributing funds and/ or services toward the intended end use of the lot. Add five points for every identified partner		
BLOCK THREE SCORE _____				

Total Score: ____ of 132

Add Block Three points. TOTAL SCORE _____

Minimum Score to qualify for demolition is 103

Scoring Amendments:

1. Subtract five (5) points from the total score if the structure is in a neighborhood listed with the National Register of Historic Places or if the structure is located in a neighborhood that is a locally designated historic district. If the neighborhood is listed, please state the name of Neighborhood.
2. Subtract five (5) points if the structure itself has historical significance. If points were subtracted, please state the historical significance of the structure.
3. Subtract five (5) points if a community, civic and/or not-for-profit organization has expressed an interest in PRESERVING and/or REHABILITATING the structure. If points were subtracted, please state the name of the organization.
4. Subtract ten (10) points if a community, civic and/or not-for-profit organization has offered funds and/ or offered to match funds to PRESERVE and/ or REHABILITATE the structure. If points were subtracted, please state the name of the organization.
5. Subtract five (5) points if code and/ or ordinance violations assessed during the past twelve months have been remediated.
6. Subtract five (5) points if fines stemming from code and/ or ordinance violations assessed during the past twelve months have been paid.

TOTAL AMENDED SCORE: ____ of